

SECTION 29

CONVENIENCE COMMERCIAL (CC) ZONE

29.1 GENERAL PURPOSE OF THE CC ZONE

This Zone provides for and regulates a limited range of commercial uses which services the day-to-day convenience needs of the immediate neighbourhood. Uses permitted in the CC Zone are differentiated through the use of zone variations on the basis of their function, intensity and potential impacts.

The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations. An expanded range of uses is permitted in the other zone variations. Application of zone variations will be dependent on compatibility with the surrounding area and shall not detract from neighbouring residential uses.

29.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CC Zone variation for any use other than the following uses:

CC

The following are permitted uses in the CC Zone variation:

- a) Convenience service establishments without a drive-through facility;
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- b) Convenience stores without a drive-through facility;
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- c) Financial institutions without a drive-through facility;
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).
- d) Personal service establishments without a drive-through facility;
(Z.-1-98566 - O.M.B. File No R 980025 - Order Issue Date: June 18, 1998).

CC1

The following are permitted uses in the CC1 Zone variation:

- a) Any use permitted in the CC Zone variation;
- b) Dwelling units, together with any other permitted uses;
- c) Medical/dental offices.

CC2

The following are permitted uses in the CC2 Zone variation:

- a) Any use permitted in the CC1 Zone variation;
- b) Food stores without a drive-through facility;
(Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date: June 18, 1998)
- c) Restaurants, take-out, without a drive-through facility.
(Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date: June 18, 1998)
- d) Brewing on Premises Establishment (Z.-1-021027)

CC3

The following are permitted uses in the CC3 Zone variation:

- a) Any use permitted in the CC Zone variation;
- b) Convenience stores, without a drive-through facility, with gas bars.
(Deleted and replaced by Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date: June 18, 1998)

CC4

The following are permitted uses in the CC4 Zone variation:

- a) Any use permitted in the CC Zone variation, but restricted to a location within an apartment building.

CC5

The following are permitted uses in the CC5 Zone variation:

- a) Any use permitted in the CC2 Zone variation;
- b) Convenience business service establishments without drive-through facilities;
- c) Day care centres without drive-through facilities;
- d) Offices without drive-through facilities;
- e) Studios without drive-through facilities.
(Z.-1-99640)

CC6

The following are permitted uses in the CC6 Zone variation:

- a) Any use permitted in the CC5 Zone variation;
- b) Bake shops without drive-through facilities;
- c) Commercial schools without drive-through facilities;
- d) Florist shops without drive-through facilities;
- e) Pharmacies without drive-through facilities;
- f) Restaurants, eat-in without drive-through facilities. (Z.-1-99640)
- g) Brewing on Premises Establishment (Z.-1-021027)

29.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CC Zone variation except in conformity with the regulations as set out below and in Table 29.3.

1) The maximum gross floor area for specific individual uses shall be as follows:

a)	Food stores	500 m ²	(5,382.0 sq.ft.)
b)	Restaurants, take-out	150 m ²	(1,614.5 sq.ft.)
c)	All other permitted uses (Z.-1-93173)	300 m ²	(3,229.2 sq.ft.)

2) The maximum gross floor area for specific identified uses in the CC6 Zone variation shall be as follows:

a)	Commercial schools and Pharmacies	300 m ²	(3,229 sq.ft.)
b)	Restaurants - eat in and restaurants take-out	150 m ²	(1,616 sq.ft.)
c)	Food stores	500 m ²	(5,382 sq.ft.)
d)	All other permitted uses (Z.-1-99640)	400 m ²	(4,305 sq.ft.)

3) Building Form

For the CC6 Zone variation, single use buildings shall not be permitted.
(Z.-1-99640)

4) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not permitted in the Convenience Commercial (CC) Zone. (Z.-1-081795)

29.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard CC Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 29.2 and/or Section 29.3 shall apply.

a) CC Zone Variation

CC(1)

- a) Additional Permitted Uses:
 - i) Existing retail stores.

CC(2)

- a) Regulations:
 - i) Gross Floor Area 500 square metres
(Maximum) (5,382 square feet)

CC(2)

(PARENT BY-LAW) (O.M.B. File #R910387 - Appeal #5004 June 4, 1993) REPEALED BY Z.-1-93208

CC(3)

- a) Regulations:
 - i) Gross Floor Area 814 square metres
(Maximum) (8,764 square feet)
(O.M.B. File #O 890134/O 920260/Z 890090/R 890336/R
910387 - Appeal #7008 June 4, 1993)

CC(4) (deleted by By-law Z.-1-00819)

CC(4)

- a) Additional Permitted Uses:
 - i) Animal hospitals;
 - ii) Clinics;
 - iii) Laboratories;
 - iv) Medical/Dental Offices;
 - v) Offices;
 - vi) Retail Stores;
 - vii) Restaurants;
 - viii) Service and Repair Establishments.
- b) Regulations:
 - i) All Yard Depths 3.0 metres
(Minimum)
 - ii) Lot Coverage 16%
(Maximum)
 - iii) Total Gross Floor Area 700 square metres
(Maximum) (7,534 square feet)
(O.M.B. File #R910387 - Appeal #9010-2 June 4, 1993)
(Z.-1-101925)

CC(5)

- a) Permitted Use:
 - i) Personal service establishments within the existing dwelling.
- b) Regulations:
 - i) Gross Floor Area 45 square metres
(Maximum) (484 square feet)
(Z.-1-96437)

CC(6)

- a) Additional Permitted Uses:
 - i) Restaurant;
 - ii) Drive-through facility.
- b) Regulation:
 - i) Gross Floor Area 200 square metres
For Additional Permitted (2,153 square feet)
Uses (Maximum)
(Z.-1-98566 - O.M.B. File No. R 980025 - Order Issue Date:
June 18,1998)

CC(7)

- a) Additional Permitted Uses:
 - i) Commercial recreation establishment;
 - ii) Studio;
 - iii) Day care centres.

CC(8)

- a) Permitted Use:
 - i) Convenience store without a drive-through facility.
(Z.-1-051378)

CC(9)

- a) Permitted Use:
 - i) Personal service establishment in association with an existing dwelling.
- b) Regulations:
 - i) Gross Floor Area 60 square meters
(Maximum) (645 square feet)
 - ii) Front Yard Setback 1.0 metres
(Minimum) (3.2 feet)
 - iii) Rear Yard Setback for 0.0 metres
Accessory Structure (0.0 feet)
(Z.-1-101906)

CC(10)

- a) Additional Use:
Pharmacy- without a drive through
- b) Prohibited Uses:
 - i) “Methadone Clinic” means a building or part of a building which is used principally for the preparation and/or dispensing of methadone and may include provision of counselling and other support services - but does not include a Hospital.
 - ii) “Methadone Dispensary” means a business selling or filling methadone prescriptions for customers as the primary activity of the business, but excludes a pharmacy or a pharmacy that is accessory and ancillary to a Hospital.” (Z.-1-122093)

CC(11)

- a) Additional Permitted Uses:
 - i) Florist Shops within the existing building without a drive-through
 - ii) Restaurants within the existing building without a drive-through
 - iii) Offices within the existing building without a drive-through
 - iv) Day Care Centres within the existing building without a drive-through
 - v) Clinics within the existing building without a drive-through
 - vi) Medical/Dental Offices within the existing building without a drive-through
 - vii) Wellness Centres within the existing building without a drive-through
 - viii) Studios within the existing building without a drive-through
- b) Regulations:
 - i) Existing Number of Parking Spaces
(Z.-1-122142)
 - i) Lot Depth 28.3 metres (92.84 feet)
(Minimum):
 - ii) Interior Side Yard Depth 0 metres (0 feet)
(Minimum):
 - iii) Rear Yard Depth 1.9 metres (6.23 feet)
(Minimum):
 - iv) 21 parking spaces are required for all permitted uses within the existing building
 - v) The parking area, as existing on the date of the passing of the by-law, may be permitted 0 metres (0 feet) from the ultimate road allowance
(Z.-1-202842)

CC(12) 404-408 Pall Mall Street & 660 Colborne Street

- a) Additional Permitted Use:
 - i) Restaurants, without drive-through facilities, within the existing building
- b) Regulations
 - i) Gross Floor Area 75 square metres
(807.3 square feet)
(Maximum for all commercial uses combined)
 - ii) Parking 5 for all permitted uses
(minimum): within the existing building
(Z.1-132197)

CC(13) 3100 Colonel Talbot Road

- a) Permitted Uses:
 - i) Convenience Stores
 - ii) Florist Shops
 - iii) Bake Shops
 - iv) Offices
 - v) Personal Service Establishments
 - vi) Studios
 - vii) Restaurants (eat-in/take-out)
 - viii) Financial Institutions
 - ix) Animal Hospitals

- b) Regulations:
 - i) Yard Depth from Colonel Talbot Road (maximum): 3 metres (9.8 feet)
 - ii) Yard Depth from Raleigh Boulevard (maximum): 24 metres (78.7 feet)
 - iii) Distance of Parking Area located next to the Raleigh Crescent ultimate road Allowance (minimum): 1.4 metres (4.6 feet)
 - iv) Drive-through facilities prohibited (Z.-1-152414 –OMB PL150983)

- CC(14) 1140 Sunningdale Road East
 - i) Additional Permitted Use florist shop
 - ii) For the purpose of this by-law, the un-opened, un-assumed road allowance dedication of the future extension of Pleasantview Drive shall be considered to be part of the property, and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, parking setback, drive aisles, and gross floor area; until such time as the road allowance dedication is assumed by the Municipality.
 - iii) Landscaped Open Space (minimum) 14%
 - iv) Number of parking spaces (minimum) 64 (Z.-1-172624)

- CC(15) 464-466 Dufferin Avenue and 499 Maitland Street
 - a) Additional Permitted Use[s]:
 - i) Restaurant, eat-in, within the ground floor of the existing building, together with at least four (4) dwelling units
 - b) Regulation[s]:
 - i) Gross floor area for all commercial uses (Maximum): 230m²
 - ii) Parking Spaces (Minimum): 2
 - iii) Lot Coverage (Maximum) 74%
 - iv) Landscape Open Space (Minimum): 0%
 - v) Parking Area Setback (Minimum): 0m
 - vi) All existing setbacks will be maintained for 464-466 Dufferin Avenue and 499 Maitland Street as existing on the day of the passing of the by-law. (Z.-1-202835)

- CC(16) 825 Wharncliffe Road South
- a) Additional Permitted Use
- i) Animal Hospital
- b) Regulations
- i) South Interior Side Yard Depth (Minimum) – 5.0 metres
- ii) Parking Area and Driveway Setback (Minimum) – 1.5 metres to the interior side and rear lot lines. (Z.-1-253362)

b) CC1 Zone Variation

- CC1(1)
- a) Permitted Use:
- i) Pharmacies.(Z.-1-91012)

- CC1(2)
- a) Permitted Use:
- i) A convenience store without a drive-through within the existing building.
(Z.-1-01874)

- CC1(3)
- a) Additional Permitted Use:
- i) Pharmacy.
(Z.-1-021042)

- CC1(4) Repealed by Z-1-041252

- CC1(5)
- a) Additional Permitted Uses:
- i) Offices;
 - ii) Studios;
 - iii) Food stores without a drive-through facility;
 - iv) Convenience business service establishments without a drive-through facility;
 - v) Commercial schools;
 - vi) Florist shops without a drive-through facility;
 - vii) Pharmacies without a drive-through facility.
- b) Regulations:
- | | | |
|------|---|---------------------------|
| i) | Height
(Maximum) | 4.0 metres
(13 feet) |
| ii) | Rear Yard
(West) Setback
(Minimum) | 6.0 metres
(19.7 feet) |
| iii) | Interior Side Yard
(North) Setback
(Minimum)
(Z.-1-041262) | 1.9 metres
(6.2 feet) |

- CC1(7)
- a) Additional Permitted Uses:
- i) A drive-through facility in conjunction with any permitted use.
(Z.-1-061448)

- CC1(8)
- a) Permitted Uses:
 - i) Cafes restricted to the first floor within the existing building;
 - ii) Chiropractic clinics restricted to the first floor within the existing building;
 - iii) Convenience Stores restricted to the first floor within the existing building;
 - iv) Convenience Service Establishments restricted to the first floor within the existing building;
 - v) Convenience Business Establishments restricted to the first floor within the existing building;
 - vi) Personal Service Establishments restricted to the first floor within the existing building;
 - b) Regulation:
 - i) Existing Number of Parking Spaces.
(Z.-1-081833)

- CC1(9) 551 Knights Hill Road
- a) Additional Permitted Uses:
 - i) Medical/dental office
 - ii) pharmacy
 - iii) professional office
 - b) Regulations:
 - i) All permitted uses in Existing Building
 - ii) Gross Floor Area for Additional Permitted Uses (Maximum): 507m² (5,457 sq. ft.)
 - iii) Medical/Dental Office Parking Rate 1/30m²
 - iv) Pharmacy Parking Rate 1/30m²
 - v) Parking area setback (Minimum): 0.8m
(Z.-1-192782)

c) CC2 Zone Variation

- CC2(1)
- a) Additional Permitted Uses:
 - i) Animal hospitals;
 - ii) Automotive sales and service of used vehicles;
 - iii) Home decorating stores.

CC2(2) Number not used in error.

- CC2(3)
- a) Additional Permitted Use:
 - i) Restaurants.
(O.M.B. File #R910387 - Appeal #9007-3 June 4, 1993)

- CC2(4)
- a) Additional Permitted Uses:
 - i) Bake Shop;
 - ii) Offices;

- iii) Pharmacies;
 - iv) Retail Stores;
 - v) Restaurants;
 - vi) Service and Repair Establishments.
- (O.M.B. File #R 910387 - Appeal #9010-3)

CC2(5)

- a) Additional Permitted Use:
 - i) Restaurants, take out.

- b) Prohibited Uses:
 - i) Dwelling units together with any other permitted uses.
- c) Regulations:
 - i) Lot Frontage (Minimum) 70 metres (229 feet)
 - ii) Coverage (Maximum) 20%
 - iii) Height (Maximum) 10 metres (32 feet), not more than one storey.
 - iv) Front Yard Depth (Minimum) 20 metres (65 feet)
 - v) Lot Area (Minimum) 6 500 square metres (69,967 square feet)
 - vi) Interior Side Yard Depth (Minimum) 10.0 metres (32 feet)
 - vii) Exterior Side Yard Depth (Minimum) 20 metres (65 feet)
 - viii) Floor Area Ratio (Maximum) 0.20:1
 - ix) The maximum gross floor area for the following specific individual uses shall be as follows:

Restaurants, take-out	90 square metres (969 square feet)
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There shall be no more than one take-out restaurant permitted.
(O.M.B. Files #O 910043, R 910387, Z 910183, M 910065 and S 920053 - Appeal #1003 June 4, 1993)

CC2(6)

- a) Regulation:
 - i) Notwithstanding the definition for Restaurant, Take-Out in Section 2 of this By-law to the contrary, a maximum of 50 percent (50%) of the permitted gross floor area may be used for food consumption on the premises.
(Z.-1-94233)

CC2(7)

- a) Additional Permitted Uses:
 - i) Medical/dental offices;
 - ii) Offices;
 - iii) Studios.
(Z.-1-95311)

CC2(8) Number used in error.

CC2(9) (Added by Z.-1-97504)
(Deleted by Z.-1-99724)

CC2(10)

- a) Prohibited Uses:
 - i) Drive-through facilities.
(Z.-1-97548)

CC2(11)

- a) Additional Permitted Uses:
 - i) Restaurants, take-out;
 - ii) Drive-through facility accessory to any permitted use.
- b) Regulations For Uses With Drive-Through Facilities:
 - i) Rear and Interior Side Yard Depth Abutting a Residential Zone Where No Noise Attenuation Fence or Wall is Provided (Minimum) 10 metres (32.81 feet).
- c) Special Definition Applying Exclusively to this Zone:

"CONVENIENCE STORE" means a retail store having a gross floor area of 300 square metres (3,229 square feet) or less, or as determined by the zone standards, where a variety of both household and grocery items are offered for sale primarily to serve the daily needs of people and may include the rental of videos, an automated banking machine and/or depots for such items as film, laundry or dry cleaning and an area devoted to food preparation for consumption on or off the premises, provided the gross floor area for the sale of prepared food does not exceed 10% of the gross floor area, to a maximum of 30 square metres (323 square feet). (Z.-1-98578)

CC2(12)

- a) Additional Permitted Uses:
 - i) Commercial schools;
 - ii) Day care centres;
 - iii) Studios.
- b) Prohibited Uses:
 - i) Restaurant, take-out without drive thru facilities. (Z.-1-99653)

CC2(13)

- a) Additional Permitted Use:
 - i) Emergency Services Depot. (Z.-1-00786)

CC2(14)

- a) Additional Permitted Uses:
 - i) Offices. (Z.-1-02988)

CC2(15)

- a) Additional Permitted Uses:
 - i) Bake shop;
 - ii) Offices;
 - iii) Pharmacies;
 - iv) Service and repair establishments. (Z.-1-041191)

CC2(16)

- a) Additional Permitted Uses:
 - i) Professional offices in existing buildings.
- b) Regulations:
 - i) Frontage for Professional Offices As existing
 - ii) Side Yard Setback for Drive-through facilities from Residential Uses (Minimum) (Z.-1-041236) 23 metres (75 feet)

CC2(17)

- a) Additional Permitted Use:
 - i) Restaurant, Eat-in
 - ii) Medical/dental offices;
 - iii) Offices;
 - iv) Studios. (Z.-1-071673)

CC2(18)

- a) Additional Uses:
 - i) Pharmacy – without a drive through and having an area not to exceed 300 square metres
- b) Prohibited Use:
 - i) Notwithstanding the definition of “Pharmacy” in Section 2 of the By-law Z.-1, the dispensing of methadone is prohibited.
- c) Additional Regulations for the existing building and no standalone uses:
 - i) Lot Coverage 35% maximum
 - ii) Rear Yard Setback 1.7 m minimum
 - iii) West Interior Side Yard Setback 1.7 m minimum
 - iv) East Side Yard Setback 0.0 m minimum
 - v) Front Yard Setback to Parking Area 2.1 m minimum
 - vi) East Side Yard Setback to Parking Area 0.0 minimum
 - vii) Parking Spaces 38 spaces and 1 handicapped space minimum
 - viii) Gross Floor Area 730 m² maximum (Z.-1-142367-OMB CASE PL111107 September 9, 2014)

d) CC3 Zone Variation

CC3(1)

- a) Regulations:
 - i) Gross Floor Area 1 000 square metres (Maximum) (10,764 square feet) cumulative total, for all lands within this zone, and shall be proportioned in accordance with the lot areas of the respective properties. (O.M.B. File #R 910387, O 910043, Z 890176 and R 900276 - Appeal #4018 and #5016 June 4, 1993)

e) CC4 Zone Variation

CC4(1)

- a) Regulations:
 - i) Location of Permitted Uses:
Convenience commercial uses shall be restricted to the first storey within an apartment building.
(Z.-1-95359)

CC4(2)

- a) Permitted Uses:
 - i) Convenience store restricted to a location within an apartment building.
- b) Regulations:
 - i) Gross Floor Area 46.5 square metres
(Maximum) (500 square feet.)
(Z.-1-97535)

CC4(3) 1631, 1635 and 1639 Richmond Street

- a) Additional Permitted uses
 - i) Restaurant, take-out without a drive-through facility
- b) Regulations
 - i) Total Gross Floor Area 200.0 (m²)
(Maximum): (2,153 square feet)
 - ii) Gross Floor Area for 100.0 (m²)
Individual Uses (1,076 square feet)
(Maximum):
 - iii) Restricted to 1631 or 1635 Richmond Street within an apartment building
 - iv) No additional parking spaces required
(Z.-1-142263)

CC4(4) 3080 Bostwick Road (Site 1)

- a) Additional Permitted Uses:
 - i) Uses permitted under the CC6 Zone Variation
- b) Regulations:
 - i) Food Store 1,000m²
Gross Floor Area (10,763 sq ft)
(Maximum):
(Z.-1-182711)

CC4(5) 3010 Yorkville Street

- a) Additional Permitted Uses:
 - i) Uses permitted under the Convenience Commercial (CC6) Zone Variation
- b) Regulations:
 - i) Additional Permitted Location – Within an office building

- ii) Gross Floor Area of Convenience Commercial Uses (Maximum)
(Z.-1-182713 deleted and replaced by Z.-1-243199) 1,000.0 square metres

CC4(6) 1140 Sunningdale Road East

- a) Additional Permitted Use:
 - i) Florist Shop, restricted to a location within an apartment building and without a drive-through facility
- b) Regulations:
 - v) Gross Floor Area for all permitted commercial uses (maximum) 250 square metres (2,691 square feet)
 - vi) Parking for all permitted commercial uses (minimum) (Z.-1-222998) 1 space/25 square metres (269 square feet)

CC4(7) 84-86 St. George and 175-197 Ann Street

- a) Additional Permitted Uses
 - i) Craft brewery
 - ii) Restaurant
- b) Regulations:
 - i) Gross Floor Area for any permitted use (maximum) (Z.-1-223039) 500 m² (5,381sq ft)

CC4(8) 825 Wharncliffe Road South

- a) Regulations
 - i) South Interior Side Yard Depth (Minimum) – 5.0 metres
 - ii) Parking Area and Driveway Setback (Minimum) – 1.5 metres to the interior side and rear lot lines (Z.-1-253308)

f) CC5 Zone Variation

CC5(1)

- a) Additional Permitted Uses:
 - i) Commercial School;
 - ii) Retail clothing store in an existing building.
- b) Regulations:
 - i) Gross Floor Area:
(Maximum)

Commercial School	186 square metres (2,002 square feet)
Retail Clothing Store	186 square metres (2,002 square feet)

(Z.-1-01850)

CC5(2)

- a) Permitted Uses:
 - i) Offices restricted to the first floor within the existing building;
 - ii) Art studio restricted to the first floor within the existing building;
 - iii) Photography studio restricted to the first floor within the existing building.
- b) Regulation:
 - i) Existing number of parking spaces.
(Z.-1-061459)

CC5(3)

- a) Permitted Uses:
 - i) Home furnishing store;
 - ii) Medical/dental offices (Z.-1-091853)

g) CC6 Zone Variation

CC6(1)

- a) Prohibited Uses:
 - i) Outdoor patios.
(Z.-1-99722)
- b) Additional Permitted Use:
 - i) for the purposes of this zone, a studio shall be considered to include a fitness centre
- c) Regulation:
 - i) Gross Floor Area for fitness centre 100 square metres
(max) 1,076.4 square feet
(Z.-1-132196)

CC6(2)

- a) Prohibited Uses:
 - i) Dwelling units, together with any other permitted uses;
 - ii) Outdoor patios.
(Z.-1-99724)

CC6(3) 1476 Aldersbrook Road

- a) Permitted Uses
 - i) Medical/dental offices
 - ii) Clinics,
 - iii) Offices,
 - iv) Laboratories,
 - v) Pharmacies,
 - vi) Financial institutions
 - vii) Personal service establishment,
 - viii) Restaurants – take-out
 - ix) Restaurants – eat-in
- (Z.-1-122143)

CC6(4)

- a) Regulations
 - i) Convenience Commercial uses are restricted to a location in the ground floor of an apartment building, oriented to a future or existing commercial development on lands to the immediate south.
 - ii) the regulations of the R9-7(17) Zone, and of Section 29.3 2) shall apply
 - iii) Total Gross Floor Area (max) 1,050 m²
(11,302.48 sq. ft.)
- (Z.-1-132170)

CC6(5) 754 and 764 Waterloo Street and 354 Oxford Street East

- a) Regulations
 - i) Lot Coverage 35%
(maximum):
 - ii) GFA for Pharmacy use 948 m²
(Maximum)
 - iii) Number of off-street parking spaces 28
(minimum):
 - iv) Front yard setback 1.0 m
(Maximum)
 - v) Exterior side yard setback 1.0 m
(Maximum):
- (Z.-1-132218)

CC6(6) 460-500 Berkshire Drive

- a) Regulation
 - i) Parking requirement 90 spaces
(minimum)
- (Z.-1-152401)

CC6(7) 746 Waterloo Street

- a) Additional Permitted Use
 - i) Animal Clinic
- b) Regulation[s]
 - i) Gross Floor Area
(maximum)

	ii)	Animal Clinics	350 square metres (3767 sq.ft.)
	iii)	Pharmacies	350 square metres (3767 sq.ft.)
	iv)	Restaurants, eat in without drive through facilities	350 square metres (3767 sq.ft.)
	v)	Front Yard Setback (Maximum):	1.0 metre
	vi)	Exterior Side Yard Setback (Maximum) (Z.-1-162463)	1.0 metre
CC6(8)		10 Hawthorne Road	
	a)	Regulation[s]:	
	i)	Location of Permitted Uses: Permitted uses shall be restricted to the existing building.	
	ii)	Lot Frontage (Minimum):	19.2 meters (63 feet)
	iii)	Exterior Side Yard Setback (Minimum): (Z.-1-172573)	3.7 meters (12.1 feet)
CC6(9)		3 Glenroy Road	
	a)	Regulations:	
	i)	Permitted Uses shall be restricted to the existing building.	
	ii)	Existing number of parking spaces for all permitted uses within the zone (Z.-1-182646)	
CC6(10)		3493 Colonel Talbot Road	
	a)	Additional Permitted Use:	
	i)	Restaurant, take-out with or without a drive-through facility	
	b)	Regulations:	
	ii)	Exterior Side Yard Depth (Minimum): (Z.-1-192783)	4.5m (14.7 ft.)
CC6(11)		3700 Colonel Talbot Road and 3645 Bostwick Road	
	a)	Regulations:	
	i)	Section 29.3(3) does not apply to this development.	
	ii)	Dwelling Units are restricted to the 2 nd floor and above, and the regulations of the R8-4(*) Zone shall apply if dwelling units are included in the building.	
	iii)	Front Yard and Exterior Side Yard Depth (m) (Minimum) (Maximum)	1.0 metres (3.3 feet) 4.0 metres (13.1 feet)
	iv)	Building Orientation – The principle entrance shall be oriented to Colonel Talbot Road or at the corner of Colonel Talbot Road and future Street A. (Z.-1-192790)	

- CC6(12) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Permitted Uses:
- i) Convenience service establishments without a drive-through facility;
 - ii) Convenience stores without a drive-through facility;
 - iii) Personal service establishments without a drive-through facility;
 - iv) Food stores without a drive-through facility;
 - v) Restaurants, take-out, without a drive-through facility;
 - vi) Brewing on Premises Establishment;
 - vii) Convenience business service establishments without drive-through facilities;
 - viii) Day care centres without drive-through facilities;
 - ix) Studios without drive-through facilities;
 - x) Bake shops without drive-through facilities;
 - xi) Commercial schools without drive-through facilities;
 - xii) Florist shops without drive-through facilities;
 - xiii) Pharmacies without drive-through facilities;
 - xiv) Restaurants, eat-in without drive-through facilities.
(Z.-1-192790)
- b) Regulations:
- i) Section 29.3(3) does not apply to this development.
 - ii) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(51) Zone shall apply if dwelling units are included in the building.
(Z.-1-192790)
 - iii) Front Yard and Exterior Side Yard Depth (m)

(Minimum)	1.0 metres (3.3 feet)
(Maximum)	4.0 metres (13.1 feet)
 - iv) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.
- CC6(13) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Section 29.3(3) does not apply to this development.
 - ii) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R9-3(16) Zone shall apply if dwelling units are included in the building.
 - iii) Front Yard and Exterior Side Yard Depth (m)

(Minimum)	1.0 metres (3.3 feet)
(Maximum)	4.0 metres (13.1 feet)
 - iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.
- CC6(14) 3680 and 3700 Colonel Talbot Road
- a) Regulations:
- i) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the associated Residential R8-4(112) Zone shall apply if dwelling units are included in the building.
 - ii) Ground Floor Height

(Minimum)	4.0 metres
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 (Z.-1-253333)

CC6(15) 3680 and 3700 Colonel Talbot Road

a) Permitted Uses without drive-through facilities:

- i) Bake shop
- ii) Convenience service establishments
- iii) Convenience stores
- iv) Craft brewery
- v) Day care centre
- vi) Dog or domestic cat grooming
- vii) Florist shops
- viii) Food stores
- ix) Live-work
- x) Personal service establishments
- xi) Pharmacies
- xii) Restaurants, eat-in
- xiii) Restaurants, take-out
- xiv) Retail
- xv) Studios
- xvi) Dwelling units, together with any other permitted uses

b) Regulations:

- i) Dwelling Units are restricted to the 2nd floor and above, and the regulations of the associated Residential R8-4(111) Zone shall apply if dwelling units are included in the building.
- ii) Ground Floor Height 4.0 metres
(Minimum)
(Z.-1-253333)

Table 29.3
Convenience Commercial (CC) Zone
Regulations for CC Zone Variations

Zone Variations		CC	CC1	CC2	CC3	CC4	CC5	CC6
Permitted Uses:		See Section 29.2(1)	See Section 29.2(2)	See Section 29.2(3)	See Section 29.2(4)	See Section 29.2(5)	See Section 29.2(6)	See Section 29.2(7)
Lot Frontage (M) Minimum:		20	12	30	30	N/A	30	30
Lot Depth (M) Minimum:		60	30	30	30	N/A	30	30
Front And Exterior Side Yard Depth (M) Minimum:	Local Street	6.0				N/A	6	6
	Arterial	8.0					8	8
	Primary Collector	6.0					6	6
	Secondary Collector	6.0					6	6
Rear And Interior Side Yard Depth (M) Minimum:	Abutting A Residential Zone	6	3	6	6	N/A	6	6
	Abutting A Non-Residential Zone	3	1	3	3	N/A	3	3
Landscaped Open Space (%) Minimum:		15	0	15	15	N/A	15	15
Lot Coverage (%) Maximum:		30	45	30	30	N/A	30	30
Height (M) Maximum:		8	10	8	8	N/A	8	8
Total Gross Floor Area (M²) Maximum		1000	1000	1000	1000	N/A	1000	1000
Gross Floor Area For Individual Uses (M²) Maximum:		300	300	See Section 29.3(1)	300	300	See Section 29.3(1)	See Section 29.3(2)
Front & Exterior Side Yard Depth For Fuel Pumps, Gas Bar Kiosk And Dispenser Canopy (M) Minimum:		N/A	N/A	N/A	3	N/A	N/A	N/A